

# \$400,000 - 21229 45a Avenue, Edmonton

MLS® #E4433564

## \$400,000

3 Bedroom, 3.50 Bathroom, 1,114 sqft  
Single Family on 0.00 Acres

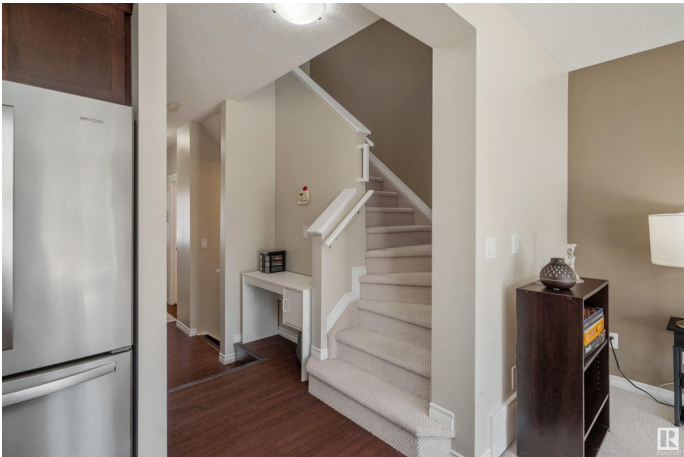
The Hamptons, Edmonton, AB

This inviting duplex offers an open floor plan and a spacious fenced-in backyard. The living room features a cozy fireplace, while the kitchen is finished with warm wood cabinets that add a welcoming touch. Upstairs, youâ€™ll find 3 good-sized bedrooms with plenty of space. The finished basement includes a bathroom, storage room and flex room, giving you additional space for guests, a home office or rec-room. Located in a great area, close to everything you need, this home is ready for you to move in and enjoy.

Built in 2008

## Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | E4433564             |
| Price          | \$400,000            |
| Bedrooms       | 3                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,114                |
| Acres          | 0.00                 |
| Year Built     | 2008                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 21229 45a Avenue |
| Area        | Edmonton         |
| Subdivision | The Hamptons     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 0G8          |

## Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Single Garage Attached               |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                             |
| Fireplaces        | Mantel                                                                                                          |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | Kim Hung or Bessie Nichols |
| Middle     | Kim Hung or Bessie Nichols |
| High       | Jasper Place School        |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |

|                |          |
|----------------|----------|
| Zoning         | Zone 58  |
| HOA Fees       | 150      |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 2nd, 2025 at 1:02am MDT